179.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,000 / 606,000
					USE VALUE:	606,000 / 606,000
					ASSESSED:	606,000 / 606,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
473		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTOFORO JOHN J & LORETTA M
Owner 2:	TRS/ 473 APPLETON REALTY TRUST
Owner 3:	
Street 1:	473 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHRISTOFORO JOHN J--ETAL -
Owner 2:	DEVITO LORETTA M -
Street 1:	473 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .087 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3805.000	230,000	2,100	373,900	606,000
Total Card	0.087	230,000	2,100	373,900	606,000
Total Parcel	0.087	230,000	2,100	373,900	606,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.37 /Parcel: 424.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121665

GIS Ref

GIS Ref

Insp Date 09/29/18

!14094!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,000	2100	3,805.	373,900	606,000		Year end	12/23/2021
2021	101	FV	222,200	2100	3,805.	373,900	598,200		Year End Roll	12/10/2020
2020	101	FV	222,200	2100	3,805.	373,900	598,200	598,200	Year End Roll	12/18/2019
2019	101	FV	189,800	2100	3,805.	368,600	560,500	560,500	Year End Roll	1/3/2019
2018	101	FV	188,000	0	3,805.	283,100	471,100	471,100	Year End Roll	12/20/2017
2017	101	FV	188,000	0	3,805.	267,100	455,100	455,100	Year End Roll	1/3/2017
2016	101	FV	188,000	0	3,805.	245,700	433,700	433,700	Year End	1/4/2016
2015	101	FV	176,400	0	3,805.	229,700	406,100	406,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:19:42

LAST REV

Date	Time
09/21/21	15:45:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14094

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTOFORO JOH	78639-266		9/7/2021	Convenience	1	No	No		
	13187-626		5/1/1977		41,000	No	No		Y

USER DEFINED

Prior Id # 1:	121665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
7/13/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	355	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3805		Sq. Ft.	Site		0	70.	1.40	6									373,905						373,900	

Total AC/HA:	0.08735	Total SF/SM:	3805	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	373,905	Spl Credit		Total:	373,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99881017
Adj $ / SQ:	148.323
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333367
Depreciation:	103344
Depreciated Total:	230023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

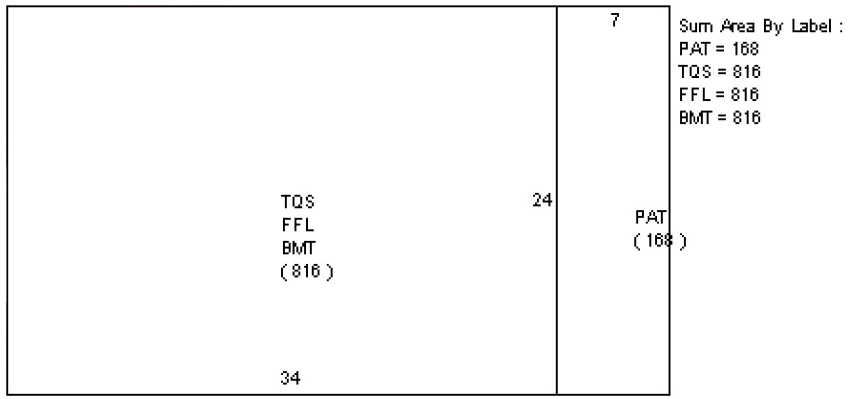
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.32
Special Features:	0	Val/Su Net:	95.36
Final Total:	230000	Val/Su SzAd	161.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.500	36,310
FFL	First Floor	816	148.320	121,032
TQS	3/4 Story	612	148.320	90,774
PAT	Patio	168	4.480	752

Net Sketched Area:	2,412	Total:	248,868
Size Ad	1428	Gross Area	2616	FinArea	1428
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X41	A	AV	2010	2.71	T	7.2	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100